To Let

100/102 St John’s Wood High Street, London, NW8 7SH

Description
The subject property is located in St John’s Wood a very affluent suburb in north-west London. The property is situated in a prominent position on the corner with Allitsen Road. Nearby occupiers include Boots, Holland & Barrett and Starbucks with a large proportion of the street being occupied by international fashion retailers.

Accommodation
The premises are arranged over ground and first floors providing the following approximate net internal floor areas:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>150.51</td>
<td>1,620</td>
</tr>
<tr>
<td>First</td>
<td>14.49</td>
<td>156</td>
</tr>
</tbody>
</table>

The property is available by way of an assignment of an existing lease expiring 9 June 2025 with a further rent review 24 June 2020.

Rent
£167,500 per annum

Premium
Offers invited

Business Rates
We understand that the property is assessed as follows:

Rateable Value: £161,000
UBR: £0.479 (2017/18)
Rates Payable: £77,119

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs
Each party is to be responsible for their own legal costs incurred in the transaction.

Planning
Interested parties should verify the planning use for the unit with the local planning authority.

EPC
A certificate can be made available.

VAT
We understand that VAT is not payable on the rent.
GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure is provided on the following conditions:

(1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

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(4) All prices quoted are exclusive of VAT.

(5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.